

DIT:Planning Reform Submissions

From: Jan Angas [REDACTED]
Sent: Friday, 18 December 2020 4:48 PM
To: DIT:Planning Reform Submissions
Cc: Jan Angas
Subject: Submission SA Plan and Design Code

[REDACTED] [REDACTED]

Submission Re: South Australian Plan & Design Code.

Planning has long been a frustration for many. I congratulate all those who have worked on the new plan so far, and agree we need a system providing greater certainty for the community and planning sector. As I am not a planner, my constructive input and detail analysis to the plan is limited.

My commitment to a region, its community and ongoing economic viability is by far my strong point and where I can add value by engaging with those setting the targets and those writing the rules for the new SA Plan and Design Code.

My prime concern rests with the balance of the decision makers proposed in the new plan, especially for regions in the state. It is important to have knowledge and experience in the elements contributing to the economic, environmental and community success of a region. My direct reference is to the Barossa and McLaren Vale, but also relevant to many others.

In the Barossa we have spent over 170 years managing a productive and economically sustainable region. In the last 40 years a strong charter has been maintained and with the assistance of government supporting our few requests, we have saved our diversity with agricultural land surrounding 13 townships and settlements.

This charter has been supported with a well planned and systematically achieved brand building position. The Barossa is the most recognised Australian wine region in the world, and the most value producing wine region nationally. The growth of the tourism sector has been well supported by the Barossa developing a strong and successful offering and a valuable destination.

The proposal under the new SA Plan to no longer have Category 2 or Category 3 developments or the term non-complying is a serious oversight which I strongly object to, and ask you to reconsider.

- A Performance assessed application by Council (98% of developments) has the foundation of policies developed with community input providing for local knowledge and understanding of what makes them strong economically.
- A Restricted Development (2% of developments) will go to a state panel with no 3rd party appeal, denying any local intelligence in policy development or the actual development proposed in the application.

This is a flawed process and reduces the ability for a Restricted Development to be a success in regional areas. Encouraging informed debate with a strong framework is far more successful than denying all opinion which is not democratic.

In 2012 the Character Preservation Act for the Barossa and McLaren Vale was legislated by parliament. Further development of content and definition in order to provide for more effective planning decisions would enable better outcomes, aligning with the identified brand elements that make strong economic

outcomes for the engine room of industry and community network. I strongly encourage this to be considered to fit in with the new SA Plan and Design Code.

South Australia sits on a foundation since European settlement, of equality in opportunity for all, with freedom of culture and religion unlike other states of Australia.

Every one should have an avenue to exercise their intelligence or opinion concerning projects which may effect their future, either by policy input or appealing a decision. I hope we can continue the good intentions and actions of those in the past as well as those working hard for the future.

Kindest regards,
Jan

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